

**FILED**

BEFORE THE DEPARTMENT OF REAL ESTATE

JUL - 6 2010

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

\* \* \* \*

BY: 

In the Matter of the Accusation of )	
J&R FIRST PLUS FINANCIAL, INC., )	No. H-35743 LA
Respondent. )	

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DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on October 6, 2009, and the findings of fact set forth herein are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

This Decision suspends or revokes one or more real estate licenses on the ground of the violation of the Real Estate Law (commencing with Section 10000 of the Business and Professions Code (Code)) or Chapter 1 (commencing with Section 11000 of the Code) of Part 2 or the rules and regulations of the commissioner for the administration and enforcement of the Real Estate Law and Chapter 1 (commencing with Section 11000 of the Code) of Part 2.

FINDINGS OF FACT

I

On February 26, 2009, Maria Suarez made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, to Respondent's last known mailing address on file with the Department on March 4, 2009.

Respondent failed to file a Notice of Defense within the time required by Section 11506 of the Government Code. Respondent's default was entered herein on October 6, 2009.

II

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (hereinafter "Code") as a corporate real estate broker.

III

On or about December 3, 2007, the Franchise Tax Board of the State of California suspended the entity's powers, rights and privileges pursuant to the provisions of the California Revenue and Taxation Code, and the entity's powers, rights and privileges remain forfeited to date.

IV

The evidence established that the conduct alleged in Paragraph III, above, violates Section 2742 of Title 10, Chapter 6, California Code of Regulations ("Regulations").

DETERMINATION OF ISSUES

I

Cause for disciplinary action against Respondent exists pursuant to Section 2742 of the Regulations and Business and Professions Code Section 10177 subsection (d) and (f).

II

The standard of proof applied was clear and convincing proof to a reasonable certainty.

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ORDER

The licenses and license rights of Respondent J&R  
FIRST PLUS FINANCIAL, INC., under the provisions of Part I of  
Division 4 of the Business and Professions Code, are revoked.

This Decision shall become effective at 12 o'clock  
noon JUL 26 2010.

DATED: \_\_\_\_\_

6/28/10

JEFF DAVI  
Real Estate Commissioner



BY: Barbara J. Bigby  
Chief Deputy Commfssioner

1 Department of Real Estate  
2 320 West Fourth Street, Suite 350  
3 Los Angeles, California 90013-1105  
4 (213) 576-6982

**FILED**

OCT - 6 2009

DEPARTMENT OF REAL ESTATE

BY: 

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

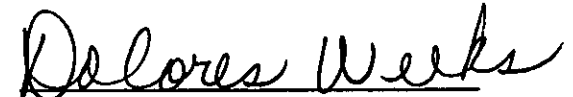
10 \* \* \* \*

11 In the Matter of the Accusation of )  
12 J&R FIRST PLUS FINANCIAL, INC., ) NO. H-35743 LA  
13 Respondent. ) DEFAULT ORDER  
14 )

15 Respondent, J&R FIRST PLUS FINANCIAL, INC., having  
16 failed to file a Notice of Defense within the time required by  
17 Section 11506 of the Government Code, is now in default. It is,  
18 therefore, ordered that a default be entered on the record in  
19 this matter.

20 IT IS SO ORDERED October 6, 2009.

22 JEFF DAVI  
23 Real Estate Commissioner

24   
25 By: DOLORES WEEKS  
26 Regional Manager  
27

1 CHERYL D. KEILY SBN# 94008  
2 Department of Real Estate  
3 320 West 4th Street, Suite 350  
4 Los Angeles, California 90013-1105

5 Telephone: (213) 576-6982  
6 (Direct) (213) 576-5770

**FILED**

MAR - 4 2009

DEPARTMENT OF REAL ESTATE

BY: 

7  
8  
9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 \* \* \*

12 In the Matter of the Accusation of ) No. H- 35743 LA  
13 J&R FIRST PLUS FINANCIAL, INC. ) A C C U S A T I O N  
14 Respondent. )  
15

16 The Complainant, Maria Suarez, a Deputy Real Estate  
17 Commissioner of the State of California, for cause of Accusation  
18 against J&R FIRST PLUS FINANCIAL, INC. ("Respondent"), is  
19 informed and alleges as follows:

20 1.

21 The Complainant, Maria Suarez, a Deputy Real Estate  
22 Commissioner of the State of California, makes this Accusation  
23 in her official capacity.  
24

25 2.

26 Respondent is presently licensed and/or has license  
27 rights under the Real Estate Law, Part 1 of Division 4 of the

1 California Business and Professions Code ("Code") as a corporate  
2 real estate broker. Respondent was originally licensed as a  
3 corporate real estate broker on or about August 7, 2003.

4 3.

5 On or about December 3, 2007, the Franchise Tax Board  
6 of the State of California suspended the powers, rights and  
7 privileges of Respondent pursuant to the provisions of the  
8 California Revenue and Taxation Code. The corporate powers,  
9 rights and privileges of Respondent remain suspended to date.

10 4.

11 The conduct of Respondent, J&R FIRST PLUS FINANCIAL,  
12 INC., as alleged above, is in violation of Section 2742 of Title  
13 10, Chapter 6, California Code of Regulations, and subjects its  
14 real estate license and license rights to suspension or  
15 revocation pursuant to Code Section 10177(d) and (f).

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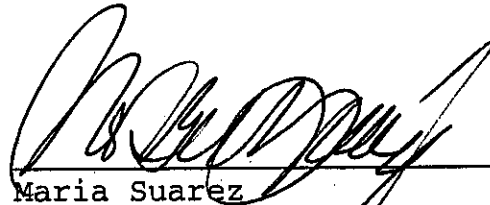
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1 WHEREFORE, Complainant prays that a hearing be  
2 conducted on the allegations of this Accusation and that upon  
3 proof thereof, a decision be rendered imposing disciplinary  
4 action against all the licenses and/or license rights of  
5 Respondent J&R FIRST PLUS FINANCIAL, INC. under the Real Estate  
6 Law, and for such other and further relief as may be proper  
7 under other applicable provisions of law.

8 Dated at Los Angeles, California  
9 this 26<sup>th</sup> day of February, 2009.

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14 Maria Suarez  
15 Deputy Real Estate Commissioner  
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24

25 cc: J&R FIRST PLUS FINANCIAL, INC.  
26 Maria Suarez  
27 Sacto.